

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
June 24, 2020
REGULAR MEETING
MINUTES**

Final

ADEQUATE NOTICE STATEMENT:

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the River Vale Municipal Office.

The Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Robert Fortsch	
Susan Vaccaro	
Gregory Lowe	
Matthew Ross	
Robert Adamo	
Peter Wayne	
John Donovan	Councilman
John Puccio	

Also Present:

Marc Leibman	Board Attorney
Christopher Statile	Board Engineer
Maria Haag	Land Use Administrator
Caroline Reiter	Planner

Absent:	Glen Jasionowski	Class I-Mayor
	Scott Lippert	Chairman

The meeting was conducted virtually via Go To Meeting.

Mr. Leibman, Board Attorney opened the meeting stating that it is in accordance with the Open Public Meetings Act, published electronically and in accordance with law.

Robert Fortsch presided the meeting.

APPLICATION

Fullam - 180 Doretta Street Block 2206.01 Lot 4 -
Fence/Corner Lot

Dan and Megan Fullam were sworn in by Mr. Leibman, Board Attorney.

Mrs. Fullam stated that they have two small children and for safety they would like to install a 5 ft. solid fence with a 1 ft. lattice top for a total of 6 ft. Mr. Leibman commented that the plan sketch indicates 10 ft. from the fence to Caruso Lane and asked if it was 10 ft. to the curb or the property line. Mr. Fullam responded 10 ft. to the curb.

Mr. Statile advised that we would be approving a fence right on the property line along the right of way on Caruso Lane. It is an undersized lot.

Mr. Puccio did not see a photo of the fence. Mr. Fullam responded that they are seeking a 5 ft. solid fence with a 1 ft. lattice top for a total of 6 ft. Mr. Fortsch commented that a 4 ft. fence with plantings may look better. Mr. Fullam responded that a fence would look better than a wall of shrubs which would also be costly. Mr. Lowe asked if the house across the street on Caruso Lane had a fence. Mr. Fullam responded no. He advised that there is an existing 4 ft. chain link fence in the rear of his property which will be replaced with a 6 ft. fence. Mr. Fortsch prefers a 4 ft. fence with plantings. Mrs. Fullam stated that the purpose of the fence is for safety and security.

The meeting was Opened to the Public.

Matt Shinnars, 181 Doretta lives across the street he has no objection to the proposed fence application and feels it would look good. Mr. Shinnars was sworn in by Mr. Leibman; he confirmed his statement.

The meeting was closed to the public.

Mr. Adamo felt that a 6 ft. high fence would create too much of a wall affect suggesting to move it back more or to lower it. Mr. Puccio agreed. Mr. Fullam agreed that a 4 ft. solid fence with a 1 ft. lattice top would work keeping the location of the fence. Mr. Leibman advised that the property line remain staked and it is important not to

place the fence in the right-of-way. Mr. Statile requested a revised sketch prior to resolution adoption.

No further discussion.

A motion by Mr. Fortsch, seconded by Mr. Lowe to approve the application as discussed, on roll call vote, all in favor, the motion carried.

CAPITAL PROJECT REVIEW

River Vale Board of Education - Various Upgrades and Renovations

- Holdrum Middle School - 393 Rivervale Road Block 1301 Lot 27
- Roberge Elementary School - 617 Westwood Avenue Block 2204 Lot 4
- Roberge Annex - 609 Westwood Avenue - Block 2204 Lot 5
- Woodside Elementary School- 801 Rivervale Road Block 502 Lot 1.01

Steve Secora, Professional Engineer and Kelly Ippolito joined the meeting.

Mr. Secora reported that the School District is looking to make improvements to Holdrum Middle School, Roberge Elementary School and Annex and Woodside Elementary School. Applications have been submitted to New Jersey Department of Education. Mr. Leibman asked him to confirm the dates of the plans for each school. Mr. Secora confirmed Roberge Elementary and Annex May 28, 2020, Woodside Elementary School May 28, 2020 and Holdrum Middle School May 6, 2020.

Mr. Secora proceeded to review plans for each of the schools. Some projects involve changes to the outside of the building. Roberge would have a nicer entrance by extending the canopy out and an internal portion of the courtyard area of approximately 700 sq. ft. would be utilized as a wellness room. Meetings were held with staff members who feel wellness is important.

Roberge Annex plans are to create a secure entrance outside the building.

Woodside - a 1050 sq. ft. addition at the rear of the building facing the athletic field, improve entrance,

create an entrance canopy at the front of the building extending it by 300 sq. ft.

Holdrum - has an issue with traffic flow. Ms. Ippolito reported that children's lockers are located within the class rooms; making it impossible to lock the class rooms. She explained a proposal to relocate the lockers by adding a connecting corridor in the back of the school and wellness center as part of the corridor. The proposed addition would connect the corridor, wellness room and one classroom. We would improve entrance canopy and create two small canopies.

Mr. Leibman asked when work is proposed to be done. Mr. Secora responded in December, 2020 there will be a referendum question, construction late 2021 to be completed September, 2022. We have presented the outline at Board of Education meetings and we will have public meetings in the future.

Mr. Wayne had questions about exit doors between fingers, from the old corridor and the other end of the courtyard. Mr. Secora provided an explanation.

Mr. Leibman will prepare a review letter on behalf of the Board.

RESOLUTION

Coughlin - Block 409 Lot 14 - 328 Alpine Circle - Fence / Corner Lot

A motion by Mr. Ross, seconded by Mr. Wayne to adopt the resolution, as discussed, on voice vote, all those eligible voted yes, the motion carried.

ORDINANCE REVIEW

Front Yard Setbacks in Residential District - Finalize Draft Ordinance

Ms. Reiter reported that a draft ordinance was prepared and distributed to the Board for review based on prior discussions by the Board. Councilman Donovan advised that the Mayor and Council have not seen the draft yet but it looked good to him. He will let the Council know that the draft ordinance was reviewed by the Board. Mr. Leibman added that the revision to clarify the Township's

residential bulk regulations is consistent with the Master Plan.

ANNUAL REPORTS ON VARIANCES - 2016-2019

Ms. Reiter, Planner provided Annual Report on Variance Applications for the years 2016 through 2019. The reports are dated April 20, 2020. Each cover letter contained attachments providing Table of Variance Application Decisions and Summary of Variance Applications Decisions.

The Board accepted the reports which will be forwarded to the Mayor and Council, via motion of Mr. Fortsch, seconded by Mr. Lowe, on roll call vote, all in favor, the motion carried.

DISCUSSION

Reexamination of Master Plan - Selection of Sub-Committee

Ms. Reiter prepared a Master Plan Reexamination Report review letter dated June 22, 2020 containing her recommendations to proceed.

Ms. Reiter reported that the last Reexamination of the Master Plan was done in July, 2011 and required every ten years. She suggested starting the process now. Adding that some Boards have all members involved, some create a sub-committee and some accept a draft review. Mr. Fortsch suggested beginning in September. Ms. Reiter accepted that suggestion and she will also reach out to Chairman Lippert for his input. In the meantime, Mr. Statile suggested that the Board members send Ms. Reiter their recommendations independently.

MINUTES

May 27, 2020

A motion by Mr. Lowe, seconded by Ms. Vaccaro to approve the minutes of May 27, 2020; on roll call vote, all those eligible voted yes, the motion carried.

Mr. Fortsch Opened the Meeting to the Public

No Public Comment

The meeting was closed to the public.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, July 29, 2020 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary